



**743026 RR 50**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2183517**



**\$550,000**

<b>Division:</b>	Webster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,108 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	3.36 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Garden, Many Trees, Private, Secluded, Treed		

<b>Heating:</b>	Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Wood Frame, Wood Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Propane
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Natural Woodwork		

**Inclusions:** N/A

Escape to the serene countryside with this captivating 4-bedroom, 1.5-bathroom log home situated on 3.36 acres in Morgan's Mountain, just off Webster Road. Built in 1980, this 2,114 sq ft property seamlessly combines timeless rustic charm with thoughtful modern upgrades, offering a lifestyle of comfort and tranquility. Step inside to discover a beautifully updated interior that radiates warmth and sophistication. The brand-new kitchen is a showstopper, featuring Alder cabinets, Meganite countertops, stainless steel appliances, and a wine and beverage fridge. The open-concept design flows effortlessly into the inviting living room, where a cozy wood-burning fireplace serves as the heart of the home. Additional interior enhancements include new vinyl plank and carpet flooring throughout, stylish black fixtures, hardware, and trim, a brand-new half bath on the main floor, and an updated 4-piece bathroom upstairs with tiled surrounds. Modernized plumbing and electrical systems, a new furnace with updated ductwork, vents, and hot water tank, and a reverse osmosis system for pure, clean water complete the interior upgrades. The full, undeveloped basement provides endless possibilities to create additional living space tailored to your needs. This property's outdoor amenities are equally impressive, designed to enhance both practicality and leisure. Recent upgrades include a new tin/metal roof along with updated gutters, eaves, soffits, and siding. The expansive yard is framed by mature trees, offering unparalleled privacy and a picturesque setting. Ideal for hobby farming, the property features dog kennels, chicken coops, and sheds for goats. Spend your evenings gathered around the firepit, creating memories with friends and family under the starry sky. This property is more than just a home—it's a retreat that promises a lifestyle of

peace, beauty, and functionality. Whether you're dreaming of rural living, starting a hobby farm, or simply craving more space, this log home delivers it all. Don't miss your chance to own this one-of-a-kind property. Schedule your showing today and experience the charm of Morgan's Mountain firsthand!